

061.A

0006

0005.0

Map

Block

Lot

1 of 1  
CARDCondominium  
ARLINGTON

APPRaised:

Total Card / Total Parcel

314,200 / 314,200

USE VALUE:

314,200 / 314,200

ASSESSED:

314,200 / 314,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		COLONIAL VILLAGE DR, ARLINGTON

## OWNERSHIP

Unit #: F5

Owner 1: KIM KYUNG SANG

Owner 2: SONG DU RI

Owner 3:

Street 1: 6 COLONIAL VILLAGE DR #5

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: SHENG JIANXIONG &amp; -

Owner 2: LIU WENYING -

Street 1: 6 COLONIAL VILLAGE DR #5

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 662 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6021																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	314,200			314,200		127534
							GIS Ref
							GIS Ref
							Insp Date
							10/19/17

## PREVIOUS ASSESSMENT

Parcel ID 061.A-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	314,200	0	.	.	314,200	Year end	12/23/2021	
2021	102	FV	309,800	0	.	.	309,800	Year End Roll	12/10/2020	
2020	102	FV	301,000	0	.	.	301,000	301,000 Year End Roll	12/18/2019	
2019	102	FV	274,600	0	.	.	274,600	274,600 Year End Roll	1/3/2019	
2018	102	FV	227,200	0	.	.	227,200	227,200 Year End Roll	12/20/2017	
2017	102	FV	179,500	0	.	.	179,500	179,500 Year End Roll	1/3/2017	
2016	102	FV	175,900	0	.	.	175,900	175,900 Year End	1/4/2016	
2015	102	FV	154,600	0	.	.	154,600	154,600 Year End Roll	12/11/2014	

## SALES INFORMATION

TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHENG JIANXIONG	76762-37	1	1/22/2021		320,000	No	No		
CHENG PETER H,	67295-542		5/23/2016		245,000	No	No		
GLINA VLADISLAV	45556-272		7/6/2005		227,000	No	No		
MOSCA JOHN/ETAL	33531-220		8/29/2001		183,000	No	No		
LAROSA CHARLES/	26180-278		3/29/1996		72,500	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/30/2015	1446	Redo Kit	46,430	9/30/2015				Remodel condo unit	3/24/2021	SQ Mailed	MM	Mary M
									10/19/2017	Measured	DGM	D Mann
									3/20/2017	SQ Returned	MM	Mary M
									5/6/2000		197	PATRIOT

## ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 7	- Condo Garden			Full Bath: 1	Rating: Good			BK:13869 PG:24, Building Number 6.															
Sty Ht: 1	- 1 Story			A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 1	- Concrete			A 3QBth:	Rating:																		
Frame: 1	- Wood			1/2 Bath: 0	Rating: Average																		
Prime Wall: 7	- Brick			A HBth:	Rating:																		
Sec Wall:				OthrFix:	Rating:																		
Roof Struct: 2	- Hip			<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid   Desc: Line 1   # Units 1															
Color: BRICK				A Kits:	Rating:																		
View / Desir: 2ND - 2ND FLOOR				Frl: 0	Rating: Average																		
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																		
Grade: C	- Average			<b>CONDO INFORMATION</b>																			
Year Blt: 1962	Eff Yr Blt:			Location: R	- Rear																		
Alt LUC:	Alt %:			Total Units:																			
Jurisdict:	Fact: .			Floor: 2	- 2nd Floor			<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Const Mod:				% Own: 0.657700002				Exterior:	No Unit	RMS	BRS	FL											
Lump Sum Adj:				Name: 9 - 6021				Interior:	1	4	2	0											
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Additions:															
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	19. %			Kitchen:															
Prim Int Wal 2	- Plaster			Functional:				Baths:															
Sec Int Wall:				Economic:				Plumbing:															
Partition: T	- Typical			Special:				Electric:															
Prim Floors: 3	- Hardwood			Override:				Heating:															
Sec Floors:				Total: 19.9 %				General:															
Bsmnt Flr:				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>							
Subfloor:				Basic \$ / SQ: 325.00				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Bsmnt Gar:				Size Adj: 1.40634441								GLA	Gross Liv Ar	662	538.520	356,499							
Electric: 3	- Typical			Const Adj: 1.17821538																			
Insulation: 2	- Typical			Adj \$ / SQ: 538.517																			
Int vs Ext: S				Other Features: 35732																			
Heat Fuel: 1	- Oil			Grade Factor: 1.00																			
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100				LUC Factor: 1.00																			
Solar HW: NO	Central Vac: NO			Adj Total: 392230									Juris. Factor:		Before Depr:	538.52							
% Com Wal	% Sprinkled			Depreciation: 78054									Special Features:	0	Val/Su Net:	474.62							
				Depreciated Total: 314176									Final Total:	314200	Val/Su SzAd	474.62							
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:					<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>						
<b>SPEC FEATURES/YARD ITEMS</b>																							
																<b>PARCEL ID</b> 061.A-0006-0005.0							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:																						
	Total Special Features:																						
	Total:																						